

010.0 test PDF Combine only 0002 0007.0 2 of 2 Residential
 Map Block Lot 1 CARD ARLINGTON APPRAISED: Total Card / Total Parcel
 651,500 / 1,631,500
 USE VALUE: 651,500 / 1,631,500
 ASSESSED: 651,500 / 1,631,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
25		AVON PL, ARLINGTON	
OWNERSHIP			
Owner 1: SMITH SCOTT J/HEATHER A Unit #:			
Owner 2:			
Owner 3:			
Street 1: 25 AVON PLACE			
Street 2:			
Twn/City: ARLINGTON			
St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .297 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1870, having primarily Stucco Exterior and 2799 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		0	0 Sq. Ft.	Site			0	0.	0.00	1																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	641,100	10,400		651,500
Total Card	0.000	641,100	10,400		651,500
Total Parcel	0.297	975,100	10,400	646,000	1,631,500
Source:	Market Adj Cost		Total Value per SQ unit /Card: 232.78	/Parcel: 400.00	

Legal Description		User Acct
		8208
		GIS Ref
		GIS Ref
		Insp Date
		02/03/09



USER DEFINED

Prior Id # 1:	8208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	19:15:08
LAST REV	
Date	Time
01/31/18	11:42:48
apro	
	930
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2009	Meas/Inspect	294	PATRIOT
9/28/1999	Meas/Inspect	243	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION test PDF Combine only				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	Full Bath: 2	Rating: Good		A Bath:	Rating:		2 HEATING SYSTEMS, OIL AND GAS.				2	WDK	8	SFL	12	WDK	8				
Sty Ht: 2A - 2 Sty +Attic	3/4 Bath: 1	Rating: Good		A 3QBth:	Rating:						11	FFL	9	FFL	8	OFFP	8				
(Liv) Units: 2	Total: 3			1/2 Bath:	Rating:						3	BMT	10		3	WDK	5				
Foundation: 3 - BrickorStone				A HBth:	Rating:												8				
Frame: 1 - Wood				OthrFix:	Rating:																
Prime Wall: 6 - Stucco																					
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: BEIGE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID													
Grade: B- - Good (-)	Kits: 1	Rating: Good		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Year Blt: 1870	Eff Yr Blt:			Other																	
Alt LUC:	Alt %:			Upper																	
Jurisdct:	Fact: .			Lvl 2																	
Const Mod:				Lvl 1																	
Lump Sum Adj:				Lower																	
INTERIOR INFORMATION				Totals	RMs: 10	BRs: 4	Baths: 2	HB													
Avg Ht/FL: STD	Phys Cond: VG - Very Good	4.6 %																			
Prim Int Wal 2 - Plaster	Functional:	%																			
Sec Int Wall:	Economic:	%																			
Partition: T - Typical	Special:	%																			
Prim Floors: 2 - Softwood	Override:	%																			
Sec Floors: 3 - Hardwood	Total:	4.6 %																			
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 2																					
% Heated: 100	% AC: 100																				
Solar HW: Yes	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 010.0-0002-0007.0										IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
19	Patio	D	Y	1	13X19	A	AV	1980	3.77	T	31.2	109			600		600				
12	Pool-Gunite	D	Y	1	8X50	G	AV	1985	30.55	T	27.2	109			8,900		8,900				
2	Frame Shed	D	Y	1	8X10	A	AV	2013	0.00	T	4.8	109									
19	Patio	D	Y	1	16X16	A	AV	2010	3.71	T	7.2	109			900		900				
More: N	Total Yard Items:	10,400	Total Special Features:						Total:						10,400						

010.0 test PDF Combine only 0002 0007.0 2 of 2 Residential
 Map Block Lot 3 CARD ARLINGTON APPRAISED: Total Card / Total Parcel
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Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

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Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

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n				Electri		
Census:				Exempt		
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D				Topo		
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Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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test PDF - Combine only						2 HEATING SYSTEMS, OIL AND GAS.											
Type: 15	- Old Style		Full Bath: 2	Rating: Good					4								
Sty Ht: 2A	- 2 Sty +Attic		A Bath:	Rating:													
(Liv) Units: 2	Total: 3		3/4 Bath: 1	Rating: Good													
Foundation: 3 - BrickorStone			A 3QBth:	Rating:													
Frame: 1 - Wood			1/2 Bath:	Rating:													
Prime Wall: 6 - Stucco			A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct: 1 - Gable			OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Good		1st Res Grid Desc: Line 1			# Units: 1								
Color: BEIGE			A Kits:	Rating:		Level			FY LR DR D K FR RR BR FB HB L O								
View / Desir:			Fpl: 1	Rating: Good		Other											
GENERAL INFORMATION			WSFlue:	Rating:		Upper											
Grade: B- - Good (-)			CONDO INFORMATION						Lvl 2								
Year Blt: 1870			Eff Yr Blt:		Location:			Lvl 1									
Alt LUC:			Alt %:		Total Units:			Lower									
Jurisdct:			Fact: .		Floor:												
Const Mod:			DEPRECIATION														
Lump Sum Adj:			Phys Cond: VG - Very Good 4.6 %														
INTERIOR INFORMATION			Functional: %														
Avg Ht/FL: STD			Economic: %														
Prim Int Wal 2 - Plaster			Special: %														
Sec Int Wall:			Override: %														
Partition: T - Typical			Total: 4.6 %														
Prim Floors: 2 - Softwood			CALC SUMMARY														
Sec Floors: 3 - Hardwood 10 %			COMPARABLE SALES														
Bsmnt Flr: 12 - Concrete			Rate Parcel ID Typ Date Sale Price														
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 2	% Heated: 100		% AC: 100		NBHD Inf: 1.00000000												
Solar HW: Yes	Central Vac: NO		% Com Wal		NBHD Mod: 1.00												
% Sprinkled			LUC Factor: 1.00														
			Adj Total: 671991														
			Depreciation: 30912														
			Depreciated Total: 641080														
MOBILE HOME			Make:		Model:		Serial #		Year:		Color:						
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 010.0-0002-0007.0																	
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4																	
More: N	Total Yard Items:	10,400	Total Special Features:					Total:		10,400							
RESIDENTIAL GRID																	
REMODELING RES BREAKDOWN																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	

